

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an AMENDED SITE PLAN, 2nd floor, permitting sale of propane fuel, IN AN EXISTING SERVICE STATION / SERVICE GARAGE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
S. Eric DiNenna
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No. (301) 296-6820

Name, address and phone number of legal owner, 441, 570 tract purchaser or representative to be contacted
S. Eric DiNenna
409 Washington Avenue, Suite 600
Towson, Maryland 21204
Address
Phone No 296-6820

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of August, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Baltimore, County, on the 5th day of October, 1987, at 10:00 o'clock A.M.

J. Robert Hines
Zoning Commissioner of Baltimore County

IN RE: PETITION FOR SPECIAL HEARING
E/S North Point Boulevard,
approx. 80' from c/l of
Old North Point Road
(4240 North Point Blvd.)
15th Election District
7th Councilmanic District
Manor North, Inc.
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-123-SFH

The Petitioner herein requests a special hearing to approve an amended plan and to permit the sale of propane fuel in an existing service station/ce garage.

The Petitioner, by Houston G. Curd, President, appeared and testified and was represented by Counsel. Paul Lee, Engineer, appeared on behalf of the Petitioner as did Ron A. Zaab and Gregory Gozuvitch, both of United Propane. Officer G. L. Heubick of the Baltimore County Fire Department appeared but did not stay for the hearing. There were no Protestants.

Testimony indicated that the subject property, located at the intersection of Old North Point Road and North Point Boulevard zoned BR-IM, is a fuel stop and service garage. The testimony of Mr. Curd indicated that in February 1986, the Petitioner took over the operation of the fuel stop/service station, which has been on the site for numerous years. The propane tank has been on the site approximately 2 years. As a result of a Fire Department inspection, it was noted that no permits had been issued for the tank. The Petitioner was advised that the Zoning Commissioner would not approve the amended site plan without a public hearing, thus the Petition for Special Hearing was filed.

Mr. Curd testified that the sale of propane fuel is consistent with the primary use of the property, which is to sell fuel. He indicated that the sale of propane fuel is primarily to existing customers who are filling propane tanks for use with their gas grills.

Paul Lee, P.E.

Paul Lee Engineering Inc.
301 W. Pennsylvania Ave.
Towson, Maryland 21204
301-221-5341

DESCRIPTION

4240 NORTH POINT BOULEVARD

FIFTEENTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, said point being located on the east side of North Point Boulevard, 80 feet ± from the center of Old North Point Road, running thence and binding on the east side of North Point Boulevard

- (1) North 22°10'00" West 275.00 feet, thence leaving said North Point Boulevard
- (2) North 67°50'00" East 180.95 feet to a point in the center of Old North Point Road, thence binding on the center of Old North Point Road
- (3) South 00°06'00" East 296.74 feet, to a point in a line with the northernmost outline of a parcel of land as shown on a Plat No. 9081, Contract No. B-463X-10-415 of the State Roads Commission of Maryland, thence
- (4) South 67°50'00" West 69.47 feet to the point of beginning. Containing 0.79 acres of land, more or less, including 0.147 acres of land lying in the bed of Old North Point Road.

Engineers - Surveyors - Site Planners 10/20/86

J.O. 86037

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

June 18, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Manor North, Inc. (possible critical area)

Location: NE/S North Point Blvd., corner of W/S North Point Road

Item No.: 507

Zoning Agenda: Meeting of 6/18/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Installation of tank shall be in a trench.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] 6/18/87 Noted and Approved: [Signature] Fire Prevention Bureau
Special Inspection Division

/s/



Maryland Department of Transportation
State Highway Administration

RICHARD H. TRAINOR
Secretary
HAL KASSOFF
Administrator

June 29, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: James Dyer

Re: ZAC Meeting of 6-16-87
ITEM: #507
Property Owner: Manor North Inc.
POSSIBLE CRITICAL AREA
Location: NE/S North Point Blvd.
corner of W/S North Point Road
Existing Zoning: B.R. - IM
Proposed Zoning: Special Hearing
to approve an amended site plan and
permitting the sale of propane fuel
in an existing service station/
service garage
Area: 0.79 acres
District: 15th Election District

Dear Mr. Jablon:

On review of the submittal of 10-86, the State Highway Administration recommends the location of the propane tank (fuel sales) be relocated to the rear portion of the site and Old North Point Road - Route 20.

Very truly yours,

Charles Lee - J. H.

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

RECEIVED
JUL 1 1987

ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

would have no objections to the proposed use provided there was compliance with the conditions imposed by the Fire Department.

Based upon the testimony and evidence presented in this matter, the relief requested in the Petition for Special Hearing should be granted. It is clear from the testimony that if the request for an amended site plan was granted, the amendment as proposed would not be contrary to the spirit of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of property, and public hearing, held on this case and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the requested special hearing would be in strict harmony with the spirit and intent of the BCZR and would not be detrimental to the health, safety and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 16th day of December, 1987 that an amended site plan and the sale of propane fuel in an existing service station/ service garage, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Special Hearing is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall obtain approval of the site plan marked Petitioner's Exhibit 1 from the Maryland Department of Transportation, State Highway Administration (SHA), and the Baltimore County Fire Department within 45 days of the date of this Order. Said approval shall be confirmed by authorized representatives of each department initialing the site plan. Thereafter, the site plan shall be submitted to the Office of Zoning for approval.

- 3) If the SHA and/or Baltimore County Fire Department require a change in the site plan marked Petitioner's Exhibit 1, the Petitioner shall submit a revised site plan that has been initialled by each department to the Zoning Commissioner or Deputy Zoning Commissioner for approval.
- 4) The Petitioner will train all employees who will be involved in the sale of propane fuel.
- 5) The sale of propane fuel on the property is permitted only as long as the sale of other types of fuel is a primary use of the property by the Petitioner.

ANN H. KASSOFF
Deputy Zoning Commissioner
of Baltimore County

ANN:hjs

88-123-SFH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 28th day of August, 1987.

J. Robert Hines
ZONING COMMISSIONER

Petitioner: Manor North, Inc.
Attorney: S. Eric DiNenna, P. J. Jure
Received by: Charles E. Young Plans Advisory Committee

AUG 12 1988

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554



July 9, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Bureau of Traffic Engineering has no comments for items number 500, 501, 504, 505, 506, 507, 508, 509, 510, 511, and 512.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
49-3353

ARNOLD JABLON
ZONING COMMISSIONER

July 11, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Installation of 2,000 Gallon Propane
Tanks on Existing Service Station
Sites

Dear Mr. DiNenna:

Your letter of July 3, 1986 requests that this office approve permits for the above-referenced installations administratively, i.e., without a Public Hearing.

You are correct in your opinion that the filling of tanks and sale of propane gas is a permitted use within the context of a service station operation. Also, our visit to the York Road site did help to convince me that the filling operation is safe. However, the above ground nature of the tank does present the possibility of a collision, fire and explosion. The chance of this happening is somewhat remote depending upon the tank location, but said danger could be removed if it were feasible to place the tank underground. With regard to your request for administrative approval, it is my opinion that the size of the tank and the required chain-link fence, all above ground, represents a major change to the originally approved site plan and as such can be amended only after a public hearing.

It is also my opinion that properly located tanks on service station sites would serve a community need and would not create a safety problem or interfere with interior traffic circulation and would in all probability be looked upon favorably by those who review and approve Special Hearings regarding the proposed additional use.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

JES:kbb
MS023

JUL 14 1986

cc: Mr. Paul Lee

Baltimore
Exhibit 2

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353



Dennis F. Rasmussen
County Executive

July 22, 1987

Mr. Hugh Curd
Manor North Inc.
4240 North Point Blvd.
Baltimore, Md. 21222

RE: Building Permit No. C-850-87
Cor. of NE/S North Pt. Blvd. and North
15th. Elect. Dist. Point Road
Item # 507 Propane Tank Hearing

Dear Mr. Curd,

The Zoning Office cannot approve the above referenced building permit application for the following reason(s):

- Improper setbacks
- Improper use
- Improper location
- Inspection of the property must be made
- Insufficient information on permit
- Revised Plans (9 copies) must be submitted to the counter in Room 400, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. All plans must be accompanied by a cover letter listing the revisions and referencing the permit and control number. Revised plans must be submitted in person. (As you were informed on the phone)
- Other (This office would not approve a kiosk as large as you have proposed freestanding in a service station. We would approve a kiosk on an existing pump island as a small shelter as an accessory use; otherwise the structure would be considered a principal building.)
- If located on a pump island the required setback from the street would be 15 ft.)

If you have any further questions, you may contact me at 494-3391.

Very truly yours,

W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

cc: Zoning File
Planning File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: September 18, 1987

Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
Zoning Petitions No. 88-122-SPHA, 88-123-SPH,
88-124-SPH, 88-125-SPH, 88-126-SPA, 88-127-A
SUBJECT: 88-123-A, 88-120-A, 88-121-A

There are no comprehensive planning factors requiring comment on the above numbered petitions.

Norman E. Gerber, AICP
Director

NEG:KAK:ide

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
SEP 25 1987

ZONING OFFICE

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Captain Joseph Kelly
Fire Department
Date: September 28, 1987

FROM: Bettye du Bois
Zoning Office

SUBJECT: Zoning Cases 88-122-SPHA, 88-123-SPH, 88-124-SPH, 88-125-SPH and 88-126-SPH
Item Nos. 506 507 508 509 510

Pursuant to your request to Mr. Carl Richards, please be advised that the above-captioned propane cases will be heard at 11:30 a.m., on Monday, October 5, 1987.

If you have any further questions or comments, please feel free to contact me at 494-3394.

med

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 30, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc:

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: Item No. 507 - Case No. 88-123-SPH
Petitioner: Manor North, Inc.
Petition for Special Hearing

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer/KRB
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

January 11, 1988

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: Petitions for Special Exception and Special Hearing
36/30r. Eastern Boulevard and Lynbrook Road (2925 Eastern Boulevard)
15th Election District; 14th Councilmanic District
Allen J. Dufour - Petitioner
Case No. 88-124-SPH

Dear Mr. DiNenna:

As you are aware, the opinions in Case Nos. 88-122-SPHA, 88-123-SPH and 88-125-SPH were issued on December 16, 1987. At that time there were outstanding advertising and posting fees due for each case.

As you know, the policy of this office requires that all advertising and posting fees be paid in full prior to the release of a decision. The opinions in the aforementioned cases were released in good faith and with the understanding that said fees would promptly be paid. However, to date such fees remain outstanding. If the advertising and posting fees for these cases are not paid in full by Monday, January 23, 1988, this matter will be turned over to the County Solicitor's Office for legal action.

Furthermore, there still remains unpaid advertising and posting fees for Case No. 88-124-SPH in the amount of \$91.50. Although the decision in the above-referenced case has been drafted, the opinion will not be signed until the advertising and posting fees are paid.

Your cooperation in this matter will be greatly appreciated. If you have any questions on the subject matters, please do not hesitate to call this office.

Very truly yours,

Ann M. Maciakowicz
Deputy Zoning Commissioner
of Baltimore County

Attachments

cc: County Solicitor's Office

File (4)

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: Petition for Special Hearing
575 North Point Boulevard, approx. 50' from c/l of Old North Point Road
(4240 North Point Boulevard)
15th Election District; 14th Councilmanic District
Manor North, Inc. - Petitioner
Case No. 88-123-SPH

Dear Mr. DiNenna:

Enclosed please find the decision rendered in the above-referenced case. Your Petition for Special Hearing has been granted, subject to the restrictions noted in the attached order.

If any party is dissatisfied with the decision rendered, please be advised that any party may file an appeal to the Board of Appeals. Please call this office for further information.

Very truly yours,

Ann M. Maciakowicz
Deputy Zoning Commissioner
of Baltimore County

Attachments

Enclosures

cc: Mr. Houston G. Curd, President
Manor North, Inc.
4240 North Point Boulevard, Baltimore, Md. 21222

People's Counsel

File

AUG 12 1988

PETITION FOR SPECIAL HEARING

15th Election District - 7th Councilmanic District
Case No. 68-123-SPH

LOCATION: East Side of North Point Boulevard, approximately 80 feet of Centerline of Old North Point Road (4240 North Point Boulevard)
DATE AND TIME: Monday, October 5, 1987, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve an amended site plan in Case No. 68-123-SPH and permitting the sale of propane fuel in an existing service station/service garage

Being the property of Manor North, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing, set above or made at the hearing.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
E/S North Point Blvd., approx. 80' of C/L of Old North Point Rd. (4240 North Point Blvd.) 15th District : OF BALTIMORE COUNTY
MANOR NORTH, INC., Petitioner : Case No. 68-123-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of September, 1987, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 409 Washington Ave., Suite 600, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
J. ROBERT HAINES
ZONING COMMISSIONER

September 29, 1987

S. Eric DiNenna, Esquire
409 Washington Avenue
Suite 600
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
E/S North Point Blvd., approx. 80' from c/l of Old North Point Rd. (4240 North Point Blvd.)
15th Election District - 7th Councilmanic District
Manor North, Inc. - Petitioner
Case No. 68-123-SPH

Dear Mr. DiNenna:

This is to advise you that \$77.55 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 112, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:med

S. Eric DiNenna, Esquire
409 Washington Avenue
Suite 600
Towson, Maryland 21204

September 1, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
E/S North Point Blvd., approx. 80' from c/l of Old North Point Rd. (4240 North Point Blvd.)
15th Election District - 7th Councilmanic District
Manor North, Inc. - Petitioner
Case No. 68-123-SPH

TIME: 10:00 a.m.

DATE: Monday, October 5, 1987

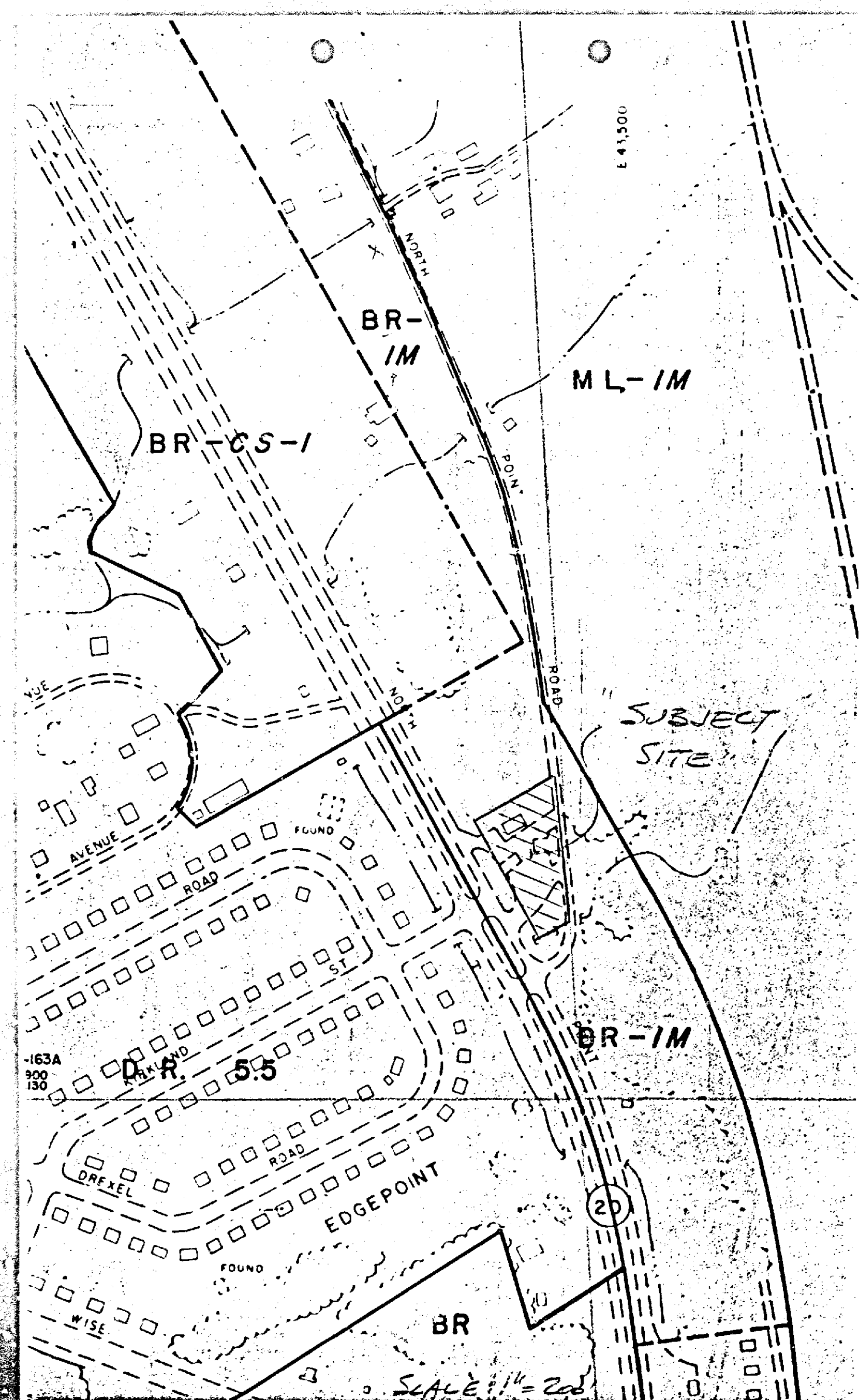
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 36174

DATE: 9/3/87 ACCOUNT: 01615.000
AMOUNT: \$ 100.00
RECEIVED FROM: SED
FOR: Sp4 # 507
4240 North Point Blvd.
VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 9/1/87
Posted to: Special Hearing
Petitioner: Manor North, Inc.
Location of property: E/S North Point Blvd. approx. 80' from Old North Point Rd. 4240 N. P. Blvd.
Location of Signs: E/S North Point Blvd. approx. 20' from property on property of petitioner
Remarks: *See above*
Posted by: *[Signature]* Date of return: 9/1/87
Number of Signs: 1

PETITION FOR SPECIAL HEARING
15th Election District
7th Councilmanic District
Case No. 68-123-SPH
Location: East Side of North Point Boulevard, approximately 80 feet of Centerline of Old North Point Road (4240 North Point Boulevard)
Date and Time: Monday, October 5, 1987, at 10:00 a.m.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing to approve an amended site plan in Case No. 68-123-SPH and permitting the sale of propane fuel in an existing service station/service garage.
Being the property of Manor North, Inc., as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing, set above or made at the hearing.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222 Sept. 22, 1987

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines, Zoning Commissioner in the matter of Case #68-123-SPH - P.O. #91354 - Req. #M05202 - 67 Lines & \$22.80, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 18th day of September 1987; that is to say, the same was inserted in the issues of Sept. 17, 1987

Kimbel Publication, Inc.
per Publisher.

By *K.C. Oak*

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 17, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Sept. 17, 1987.

THE JEFFERSONIAN,

Susan Seidel & Co.
Publisher

PETITION FOR SPECIAL HEARING
15th Election District
7th Councilmanic District
Case No. 68-123-SPH
LOCATION: East Side of North Point Boulevard, approximately 80 feet of Centerline of Old North Point Road (4240 North Point Boulevard)
DATE AND TIME: Monday, October 5, 1987, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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Being the property of Manor North, Inc., as shown on plat plan filed with the Zoning Office.
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By Order Of
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
9/17/87 Sept. 17.

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

SUITE 600
MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820

January 5, 1988

Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

RE: Case Nos. 88-1225PHA 99.91
88-1235PHA 77.55
88-1244SPH 11.57
88-1253PHA 71.57
My File No.: 86-34 750.97

Dear Mr. Commissioner:

Enclosed herewith please find my escrow check in the amount of \$340.89 covering costs for posting and advertising in the above captioned matters.

I have not received the decision in Case No. 88-124XSPH, which I request you forward me at your earliest convenience.

Very truly yours,

S. ERIC DINENNA

SED:jec
Enclosure
cc: Mr. Marcel Henry

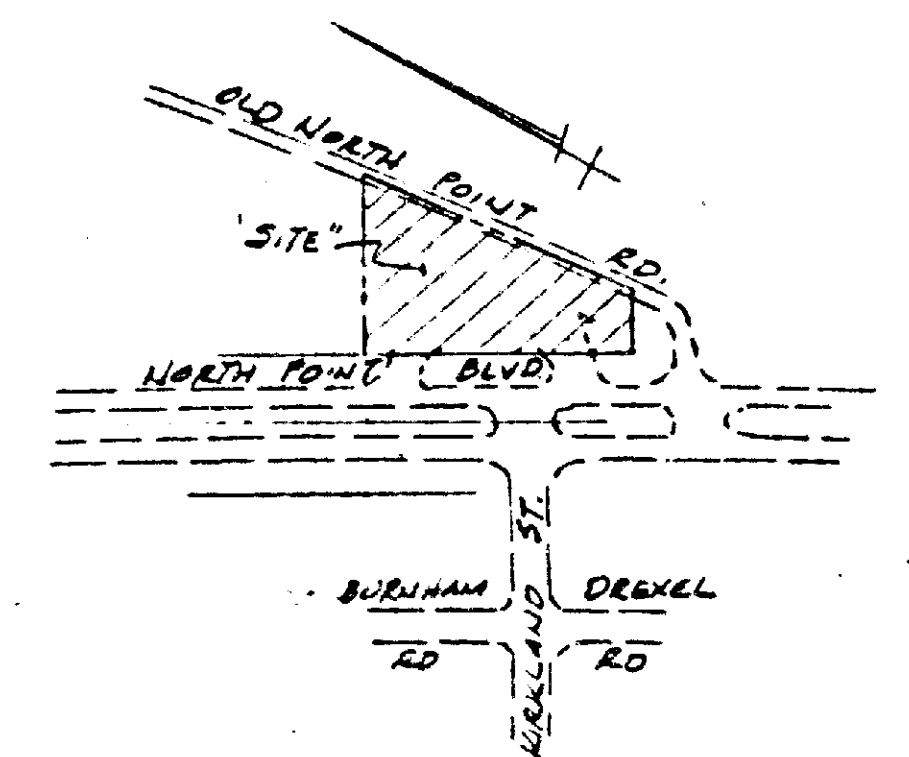
RECEIVED
JAN 7 1988
ZONING OFFICE

AUG 12 1988

1. AREA OF SITE : 0.79 AC. (INCL. 0.147 AC. IN R/W)
2. EXIST. ZONING OF SITE : "BR-1M"
3. EXIST. USE OF SITE : "FUEL STOP & SERVICE GARAGE"
4. PROP. ZONING OF SITE : "BR-1M"
5. PROP. USE OF SITE : "FUEL STOP & SERVICE GARAGE"
6. OFF STREET PARKING REQ'D :
EXIST. BLDG. 43.7' x 28.5' = 1300 S.F. / 300 = 5 P.S.
7. PARKING SPACES SHOWN (INCL. 2 IN BAYS) : 16 P.S.
8. PUBLIC SEWER / WATER EXISTING
9. PETITIONER REQUESTING SPECIAL HEARING TO APPROVE A SITE PLAN FOR PURPOSE OF PERMITTING SALE PROPANE FUEL

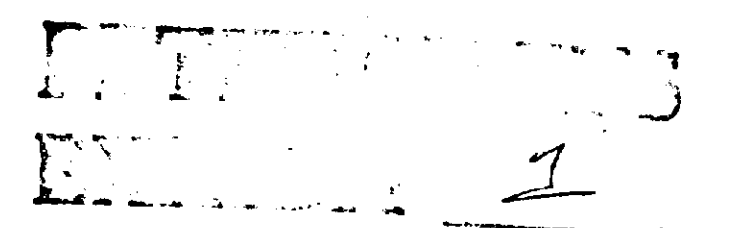
* 4240 NORTH POINT BLVD.

15TH ELECT. DIST. BALTIMORE COUNTY, MD.
SCALE: 1"=10' OCT. 1986



LOCATION PLAN
SCALE: 1"=200'

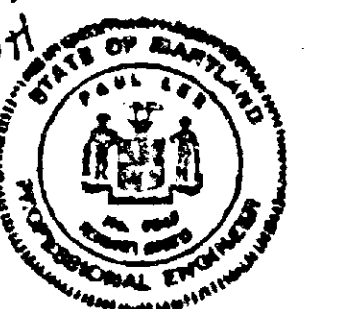
PLAT NO. 9081, CONT. N° B-463X-10-415
STATE ROADS COMMISSION OF MARYLAND



PT. OF BEG.
(80' to E OLD NORTH POINT RD.)

MANOR NORTH INC. -
4240 NORTH POINT BLVD
BALTIMORE, MD. 21222

PAUL LEE ENGINEERING INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND-21204



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AUG 12 1966